

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

**Meeting Agenda
City of Warwick
Historic District Commission**

Date: Wednesday, August 18, 2021
Time: 6:00 p.m.
Location: Buttonwoods Conference Room
Buttonwoods Annex Building
3027 West Shore Road
Warwick, RI 02886

Call to Order

Discussion and/or Action, and/or Vote will be taken on the following items:

Meeting Minutes

Petition NO. 292-338-2021.
Residential
36 Bank Street
Pawtuxet Village-National Register

Project Scope

The Applicant proposes to modify the existing roof-line to create small shed dormers to allow for use of the upper floor of an existing non-conforming two-family dwelling in the Pawtuxet Village District. The Applicant was before the Board for an informal conceptual review at the July 2021 regularly scheduled meeting.

The Applicant had worked with Planning Staff and taken the recommendations of the Board and has revised the plans to address comments.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 107) lists the structure, constructed in 1890, as the John E. and Dorcas M. Risley House, listed as a 2.5 story end gabled shingle, large, simply detailed Queen Anne apartment house with exposed rafter ends, small lites outlining the upper sash of the 2/2 windows and central entrance under small, hip-roof porch, with dentils and carved molding. The structure was constructed for John E. Risley as a rental investment property.

Secretary of the Interior Standard of Review

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.

Standard No. 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Warwick (HDC) Design Guidelines

Major Alterations & Addition to Contributing Buildings

Relationship to Main Building:

- Additions to existing buildings should be compatible with size, scale, fenestration (size and rhythm, material finish, and character of the main building and its setting of adjacent historical buildings.
- Additions can include porches and bay windows, as well as entire wings, room, or upper floors
- Additions of new wings or sections of buildings (upper floors included) should be smaller and secondary to the main sections of the building. They may have a stepped-down roof, lower ridge line, and/or be separated from the main section by a building hyphen. They can be built in a contemporary style, but must be respectful of the architectural quality (whether vernacular, plain, or high style) of the original historic building.
- Additions shall convey a similar architectural appearance to the main (historic) section of the building, but be differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as a change from clapboard to shingle
- Additions shall not give a false historical appearance unless they are designed as replacements for lost historical features based upon adequate historical documentation and are therefore considered as reconstructions or restorations.

Artful Design Character:

- Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building. The rhythm of door and window openings and proportions shall be retained.
- Avoid new additions or alterations that would hinder the ability of the building or its setting to represent the authentic design character of the area in which the building is located in a historic district.

- The main historic building form should always be more visually important in character than the addition. Additions should not appear to be out of scale with the original building.

Location:

- Set back additions from the main building facade so they will not alter the historic rhythm of building fronts in the area.
- Additions should always appear as secondary elements. This can be achieved by using building hyphens, step backs, and roof step downs.
- Plan new dormers on the rear or side portions of a roof rather than on the front.

Petition NO. 245-0025-2020

Residential

25 Colonial Avenue

Apponaug Village

Project Scope

In August/September 2020 the Applicant's Contractor applied for permits for vinyl siding and a fiberglass door, the work was inadvertently completed prior to the issuance of the permit. The Contractor was not aware that the property was located within a Historic District until a violation letter was issued by the City's Building Inspector.

The Property Owner coordinated with Community Development and it has been determined that the property does not qualify for hardship status, and therefore, does not qualify for a vinyl installation.

The contractor's representative has been very responsive to the City's concerns and after the initial contact has worked with Planning Staff to address concerns regarding the installation of vinyl siding and door that did not meet the guidelines. Planning Staff coordinated with local vendors to determine if the installed product fell within the approvable guidelines, it did not. In lieu of a denial, the Contractor has provided an alternative siding and door that will meet the guidelines.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as the Zachariah M. Andrews property a "cape-style" 1.5 story, gable structure constructed for Arthur and Alfred Verrieux in 1915.

Secretary of the Interior Standard of Review

Standard No. 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard No. 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.

Doors and Entrances:

- Maintain the historical character and orientation of the building entrance(s).
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.

Petition NO. 246-0230-2021

Office

15 Centerville Road

Apponaug Village

Project Scope

The Applicant is before the Board for a request to demolish/remove three non-contributing garages, constructed in the mid 1970's and early 1980's. The existing garage roof structure appears to be bowing and the framing members do not appear to conform to the current Building Code.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City of Warwick Preservation Plan, page 59, as the Caleb Green House-Greene Memorial House, constructed in 1800. The structure consists of a two story gable structure, with a single, center fireplace. The garages are not original to the structure, they were added by a commercial entity in the 1970's.

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard No. 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Budget Expenditure

Expenditure of Historic District Commission Funds for Historic Streetscape Training.

Adjournment